

STATION ROAD, BILLINGHAM, TS23 2RT



- ▲ An Exceptional Traditional Semi Detached House
- ▲ Extended & Offered to The Market with a Chain Free
- ▲ Delightful Very Good Size Rear Garden
- ▲ Large Resin Forecourt Driveway
- ▲ Downstairs Bedroom with En-Suite
- ▲ Three Further Double Bedrooms (Bedroom One with En-Suite) & Roomy Single
- ▲ Bathroom with an Attractive White Suite
- ▲ Large Lounge/Dining Room & Spacious Garden Room
- ▲ Landscaped Rear Garden with Summerhouse/Bar
- ▲ Central Heating with a Combi Boiler
- ▲ UPVC Double Glazing

£325,000

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This CHAIN FREE semi-detached house has been extended and offers over 1,600 sq. ft of flexible family living space with a large resin driveway, landscaped rear garden and summerhouse/bar.

The superbly presented interior comprises entrance hall, through lounge/dining room with multi stove burner, large garden room, downstairs fourth bedroom with modern en-suite, extended breakfast kitchen with a range of modern style units and useful utility room. The first floor has three double bedrooms (bedroom one with modern en-suite), roomy single, fabulous bathroom suite and the loft has been converted to create some great further storage space.

Outside, the generous, meticulously maintained rear garden is delightful. It has a couple of well-placed patio areas that take full advantage of the morning, afternoon and evening sun and the driveway to the front has created some useful car parking space for a number of cars.

Other nice features include UPVC double glazing, central heating with combi boiler and summer house/bar in the garden.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with staircase to the first floor with oak topped banister and glass inlay, radiator, woodgrain effect laminate flooring and alarm system control.

LOUNGE - 3.63m (11'11") into alcove x 4.2m (13'9") into bay window
With bay window, LED downlights, radiator and multi stove burner.

DINING ROOM - 3.86m x 3.63m (12'8" x 11'11")
With radiator, woodgrain effect laminate flooring, LED downlights and double oak doors with glass inlay open to the garden room.

GARDEN ROOM - 4.78m x 4.75m (15'8" x 15'7")
A lovely addition to the property creating some extra living space and featuring woodgrain effect laminate flooring, wall mounted electric living flame fire, LED downlights and UPVC French doors open to the rear garden.

BREAKFAST KITCHEN - 4.9m x 2.9m (16'1" x 9'6")
Fitted with a range of high gloss wall, drawer, and floor units with complementary marble effect work surface, four ring ceramic hob with glass splashback and black electric extractor fan over with glass inlay, integrated electric oven and grill, integrated dishwasher and fridge freezer, sink with extendable hose mixer tap and drainer, LED downlights, chrome towel rail, woodgrain effect laminate flooring and UPVC door to the utility room.

UTILITY ROOM - 2.9m x 1.93m (9'6" x 6'4")
With plumbing for washing machine and dryer, woodgrain effect laminate flooring and UPVC door to the rear garden.

BEDROOM FOUR - 3.43m x 2.77m (11'3" x 9'1")
With radiator and storage cupboard.

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EN-SUITE SHOWER ROOM - Fitted with a modern three-piece suite comprising double shower cubicle with glass shower screen and waterfall showerhead over, vanity unit with wash hand basin and mixer tap, and dual flush WC with hidden cistern. Chrome towel rail, waterproof panelled walling, heated electric mirror, electric extractor fan and tile effect vinyl flooring.

FIRST FLOOR

LANDING - With access to the fully boarded loft via a dropdown ladder creating some extra storage space with carpet and Velux window.

BEDROOM ONE - 5.82m x 2.74m (19'1" x 9')
With radiator and panelled walling.

EN-SUITE - Fitted with a modern three-piece suite comprising double shower cubicle with glass shower screen and waterfall showerhead over, vanity unit with wash hand basin and mixer tap, and dual flush WC with hidden cistern. Chrome towel rail, waterproof panelled walling, heated electric mirror, electric extractor fan and tile effect vinyl flooring.

BEDROOM TWO - 3.5m (11'6") into wardrobes x 3.94m (12'11") excluding bay window
With radiator, bay window and built-in fitted wardrobes with sliding mirror doors.

BEDROOM THREE - 3.45m (11'4") into wardrobes x 3.53m (11'7")
With radiator and built-in fitted mirrored wardrobes.

BEDROOM FIVE - 2.8m x 1.96m (9'2" x 6'5")
With radiator.

FAMILY BATHROOM - Fitted with a modern three-piece suite comprising corner panelled bath with electric shower over and mixer tap, vanity unit with wash hand basin and dual flush WC. Waterproof panelled walling, chrome towel rail, heated mirror, electric extractor fan and vinyl flooring.

EXTERNALLY

PARKING & GARDENS - The property sits on a generous plot with a large resin driveway for a number cars and is perfect for a caravan/motorhome with mature bush and flower borders. Side gated access leads to the low maintenance landscaped tiered rear garden with flagstone patio area, astro turf lawn, flagstone pathways, raised timber decked seating area, timber built summerhouse/bar area with power and lights, outside tap and extendable awning.

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AGENTS REF: - MH/LS/BIL260161/26052026

Council Tax Band: B **Tenure:** Freehold

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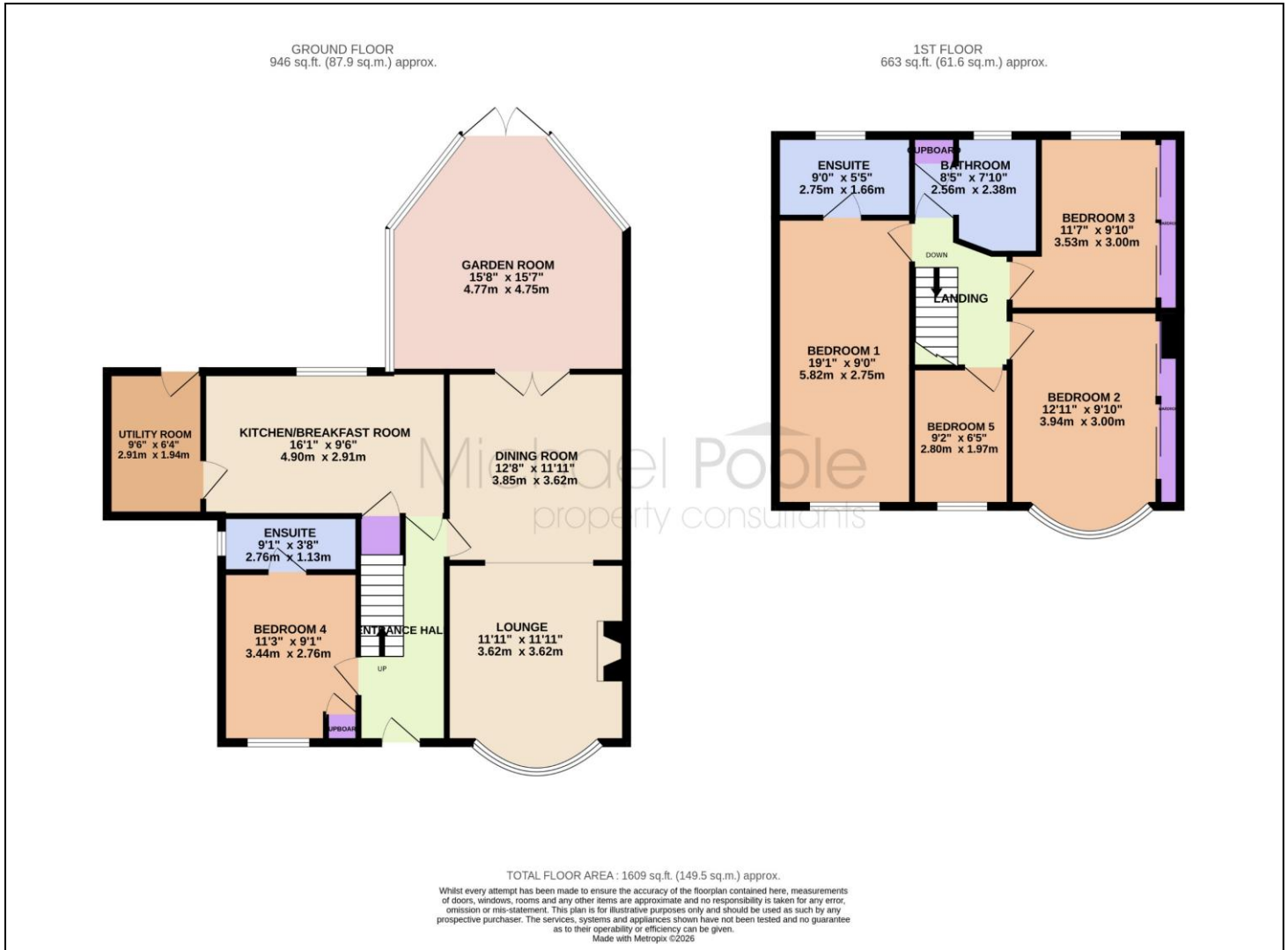


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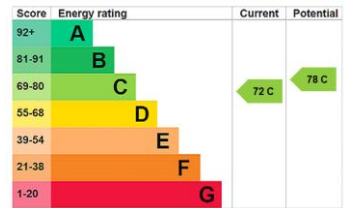


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